

\$14 - 3, 6143 4 Street Se, Calgary

MLS® #A2265278

\$14

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Manchester Industrial, Calgary, Alberta

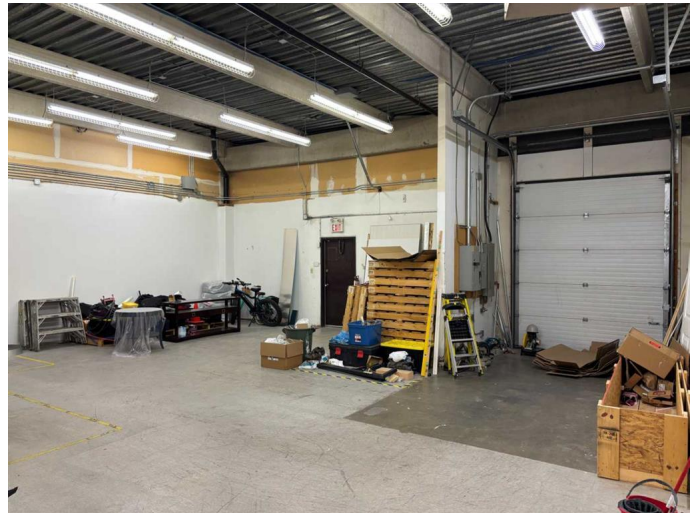
Unit 3, 6143 4 Street SE is a centrally located industrial flex bay in Manchester Industrial Park, offering excellent functionality and visibility. The 3,461 SF space (office and warehouse areas TBV) features a 19'™ clear height, one 8'™W x 10'™H dock door with 53'™ trailer capacity, and 100-amp power (TBV)™making it ideal for distribution and logistics users. The property provides unmatched accessibility, just 15 minutes from downtown Calgary, with direct connections to Blackfoot Trail, Glenmore Trail, Macleod Trail, and Deerfoot Trail. Available for immediate occupancy, this sublease opportunity runs until May 31, 2028, with a starting rate of \$13.50 PSF (plus escalations) and estimated 2025 operating costs of \$9.56 PSF.

Built in 1974

Essential Information

MLS® #	A2265278
Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	1974
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information



Address	3, 6143 4 Street Se
Subdivision	Manchester Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H2H9

Additional Information

Date Listed	October 17th, 2025
Days on Market	21
Zoning	I-G

Listing Details

Listing Office	CDN Global Advisors Ltd.
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